



August 10, 2015

Clackamas County Engineering Technical Staff  
Transportation and Development  
150 Beaver Creek Rd.  
Oregon City, OR 97045

Sagert Farm Subdivision  
Tualatin, Oregon  
**RE: Design Modification – SW 65<sup>th</sup> Avenue**

Dear Clackamas County Engineering Technical Staff:

This letter and the attachments hereto have been submitted in order to request a design modification for improvements associated with the subdivision planned for the Sagert Farm property located at 20130 SW 65<sup>th</sup> Avenue within the City of Tualatin. The Applicant's for this property have an active application under review with the City of Tualatin (SB15-0002) and have applied for this modification with the County as Clackamas County has jurisdiction over SW 65<sup>th</sup> Avenue, which fronts the property.

**The Relief Requested:**

1. The Applicant requests relief from the sidewalk width standards listed within ZDO Section 1007 to allow for a decrease in sidewalk width from the required 8 foot curb-tight sidewalk to a 5 foot curb-tight sidewalk. The intersection between SW Sagert Street and SW 65<sup>th</sup> Avenue contains improvements constructed by a previous development application in 1995 within the right-of-way.. The presence of a retaining wall along with grading issues near private property require the existing retaining wall to remain thus requiring a reduction in the sidewalk width. Due to the existing alignment of Sagert Road and the property alignment of the Tualatin Professional Center, the newly configured roadway is required to maintain the proposed alignment.

**Regulation Requirement:**

1. Per the Clackamas County Minor Arterial Standards:

**Table 1007-1: Minimum Sidewalk and Pedestrian Pathway Width**

Street Type	Residential Sidewalk	Commercial or Institutional Sidewalk	Industrial Sidewalk
Local	5 feet	7 feet	5 feet
Connector	5 feet	7 feet	5 feet
Collector	5 feet	8 feet	5 feet
Arterial	6 feet	8 feet	6 feet

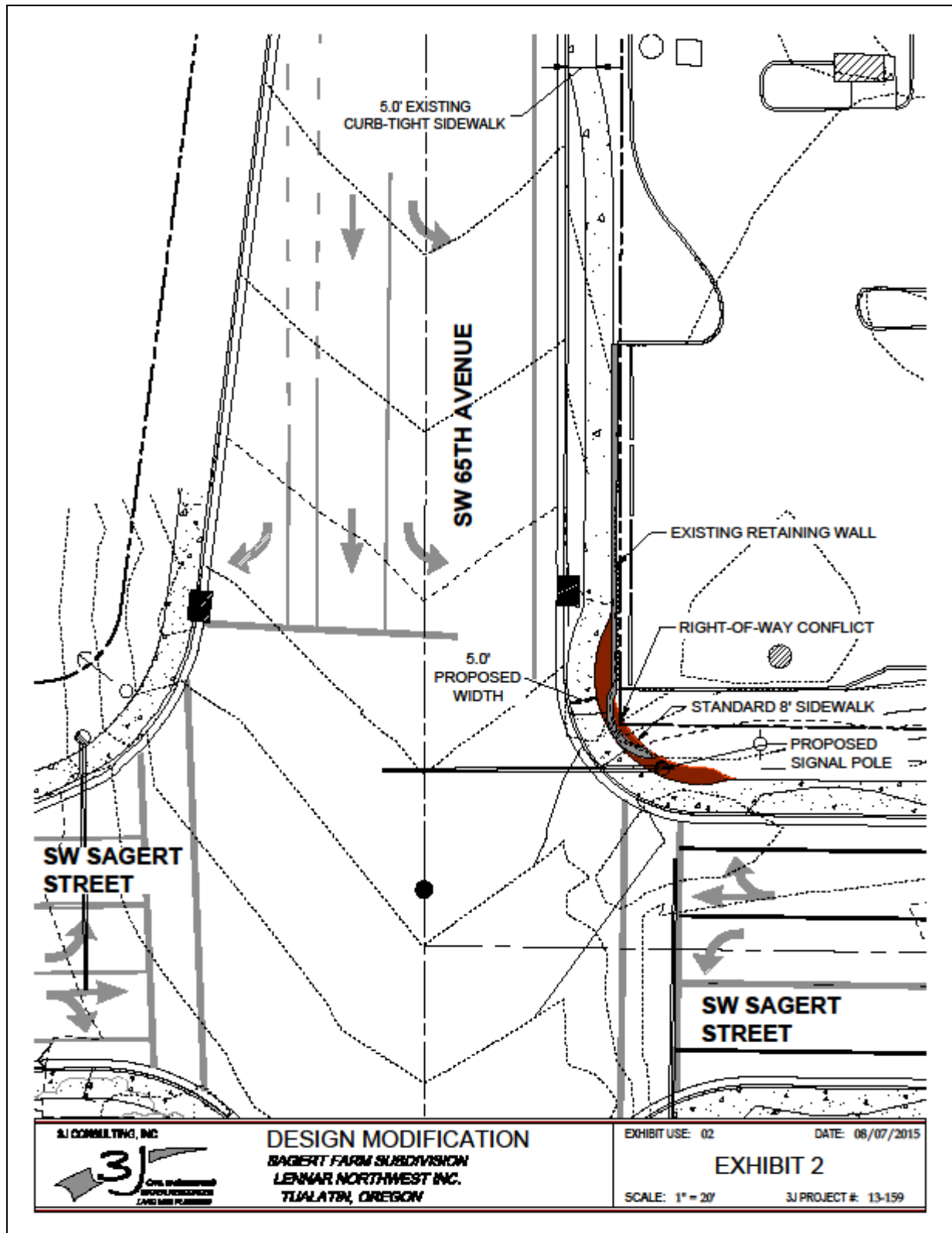
1. The entire required width of sidewalks and pedestrian pathways shall be unobstructed.
2. Sidewalks and pedestrian pathways at transit stops shall be a minimum of eight feet wide for a distance of 20 feet centered on the transit shelter or transit stop sign.
3. A sidewalk set back from the curb by at least five feet may be one foot narrower (but not less than five feet) than the standard listed above. This five-foot separation strip shall be landscaped and shall be maintained by the adjacent property owner. The landscape strip may contain fixed objects provided that sight distance and roadside clear zone standards are satisfied pursuant to the Clackamas County Roadway Standards.
4. Uses located in the Campus Industrial, Light Industrial, General Industrial, or Business Park District and containing over 5,000 square feet of office space shall comply with the requirements for Commercial and Institutional uses.

Per the City of Tualatin TSP, SW 65<sup>th</sup> Avenue is designated as a Collector road and requires an 8 foot wide commercial sidewalk unless permitted through the modification process.

#### **Proposed Design:**

1. In order to provide pedestrian access and connection of existing sidewalk infrastructure, a reduction from the county standard of 8 feet to 5 feet is proposed. Existing grade and property restrictions adjacent to the proposed intersection at SW Sagert Street and SW 65<sup>th</sup> Avenue preclude the construction of a curb tight sidewalk built to current Clackamas County standards. The available clear distance between the proposed back of curb and the existing adjacent retaining wall will allow for a 5 foot wide curb-tight sidewalk. A 5 foot meandering sidewalk currently exists along the east side of SW 65<sup>th</sup> Avenue, with portions being constructed curb tight. ADA standards for accessible routes currently require 3.5 feet (42 inches) of clear travel space for the user. Including the 0.5 foot (6 inches) standard curb and the proposed 5 foot (60 inches) sidewalk, the proposed design would meet ADA standards while allowing for 2 foot (24 inches) of additional maneuvering area on the route.





Summary:



The Applicant has proposed to maintain pedestrian access along the north-east corner of the SW Sagert Street and SW 65<sup>th</sup> Avenue intersection.

The Applicant has proposed to locate a 5 foot wide curb-tight sidewalk at the northeast corner of SW 65<sup>th</sup> Avenue and SW Sagert Street. The proposed 5 foot wide curb-tight sidewalk would allow a transition to the existing 5 foot wide sidewalk along the east side of SW 65<sup>th</sup> Avenue and avoid encroaching onto the adjacent private property. The proposed configuration would also allow for the placement of a new signal pole while maintaining pedestrian access in a state which closely reflects the existing conditions along the Tualatin Professional Center frontage.

We respectfully request the Engineering Technical Staff to approve the design modifications which have been requested herein.

Sincerely,

Jesse Emerson, PE  
3J Consulting, Inc.

